City of Chino Wills

APPROVED

by City Council

February 14, 2023

BIZPARK SPECIFIC PLAN

City of Chino Hills





February 2023

BIZPARK SPECIFIC PLAN

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ADOPTED BY CHINO HILLS CITY COUNCIL: February 14, 2023

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1 INTRODUCTION

1.1 Purpose

This document serves as a Specific Plan intended to guide the development of *BIZPARK*, a business park development on an approximately 19.72-acre area located in the City of Chino Hills, California. The purpose of this Specific Plan is to:

- Implement the goals and policies of the General Plan of the City of Chino Hills through more detailed, site-specific standards that provide direction for development;
- 2. Establish tailored zoning designations for the Specific Plan area that recognize its unique place in the Chino Hills community;
- 3. Establish development standards and design guidelines for the planning area; and
- 4. Serve as regulations for the various uses, services, and amenities to be provided and the quality of development to occur within the Specific Plan area.

This Specific Plan allows for a high quality project, developed with an integrated mix of office, commercial, retail, warehouse, and manufacturing uses. The Specific Plan achieves this goal through the establishment of land uses and design guidelines, and through the development of specific regulations based on the City of Chino Hills Municipal Code (CHMC). When adopted by City legislative action, the Specific Plan document will serve both planning and regulatory functions.

This Specific Plan provides detailed text and exhibits describing the range of uses and features that can occur in *BIZPARK*. Formulated on guidelines that promote a contemporary mix of land uses and an efficient access and circulation system, this document will guide the build-out of *BIZPARK* in a manner that is consistent with City policies and State requirements.

Tentative, final and parcel map(s), and/or Development Plans (Site Plans, etc.) may be prepared and submitted to the City pursuant to the applicable provisions of the State of California Subdivision Map Act (Government Code Sections 66410 through 66499), the City of Chino Hills Subdivision Ordinance, and the CHMC, and consistent with the *BIZPARK* Specific Plan. The Development Plans will be submitted for City review prior to development of the project site.

1.2 Authority of the Specific Plan

The *BIZPARK* Specific Plan document has been prepared and established under the authority granted to the City of Chino Hills by the California Government Code, Title 7, Division 3, Articles 8 and 9, Sections 65450 and 65507. The State of California, under the authority of these code sections, encourages cities to adopt Specific Plans either by resolution to establish a policy document, or by ordinance to establish a regulatory document. The Specific Plan document is intended to be a regulatory document and is subject to City Council approval by ordinance. When adopted by City legislative action, the Specific Plan document will serve both planning and regulatory functions. The *BIZPARK* Specific Plan contains the standards, procedures, and guidelines necessary to accomplish this purpose.

Adoption of the *BIZPARK* Specific Plan by the Chino Hills City Council will establish the City's official development policy for *BIZPARK*. All future development plans for properties located within the boundaries of this Specific Plan shall be consistent with the regulations set forth in this document and with all other applicable City regulations. In the event that any provision is held invalid or unconstitutional by a State or Federal court of competent jurisdiction, the validity of all remaining provisions of this Specific Plan shall not be affected.

1.3 Background and History

The project site was previously approved for the Heritage Professional Center in 2008 as an approximately 240,000-square-foot development to consist of a two-story hospital building, a two-story medical office building, four single-story medical office buildings, a potential hotel, a 7,200-square-foot restaurant pad, and two retail buildings. The Heritage Professional Center has not been constructed.

1.4 Consistency with General Plan

The *BIZPARK* Specific Plan is directed by the City of Chino's General Plan and related regulations and programs. The Specific Plan includes detailed regulations, standards, and guidelines necessary for the implementation of the General Plan. The various land uses permitted by the Specific Plan are consistent with the goals, policies, and general land uses described in the General Plan. See Section 5.7, for an analysis of General Plan Consistency.

2 EXISTING SETTING

2.1 Location and Access

The *BIZPARK* project site is located within the city limits of the City of Chino Hills, San Bernardino County, California, as shown in Figure 2-1, *Regional Map*. The project's vicinity is illustrated in Figure 2-2, *Vicinity Map*. Located just west of State Route (SR) 71, the *BIZPARK* project is afforded excellent regional accessibility. Pomona Rincon Road forms the project's western boundary and, via access ramps from nearby Soquel Canyon Parkway, provides a local connection to the regional highway, as well as direct access to *BIZPARK*. Access to the project site is provided via Pomona Rincon Road.

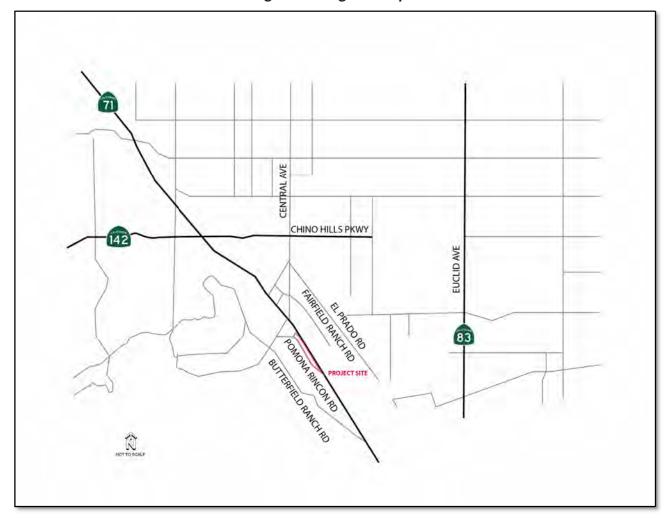


Figure 2-1. Regional Map

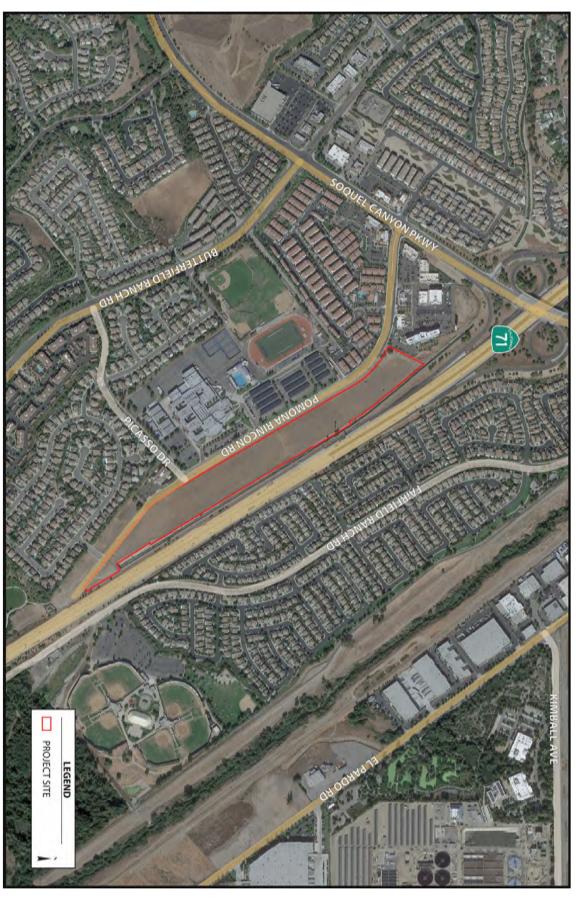


Figure 2-2. Vicinity Map

BIZPARK SPECIFIC PLAN

2.2 Existing Site Condition

BIZPARK Specific Plan area is a vacant site and generally void of vegetation, with the exception of a small cluster of trees that occurs in the northwest corner of the site. An Orange County Flood Control District flood control channel occurs offsite along the northeast boarder. Sparse vegetation occurs along the bottom of the concrete channel. At its easterly end, the channel is an underground culvert that extends through the northeasterly section of the property via an easement and then daylights into the channel at the edge of the property. A 15-foot easement granted to the Orange County Flood Control District for a channel access road occurs within the BIZPARK project site. This property line extends right to the edge of the channel.

2.3 Surrounding Land Uses

Uses surrounding the project site include SR 71, which is located to the northeast and east of the project site. Beyond SR 71, farther east, are single-family homes and Big League Dreams Chino Hills, a sports complex. To the south and west of the site are single-family homes and educational institutions, including Chino Hills High School and The Goddard School of Chino Hills. Further to the south are multi-family residential uses and Pinehurst Park. Located to the north of the project site are a commercial center, which includes a TownePlace Suites by Marriott and Holiday Inn Express hotels (currently under construction); retail uses, and medical and professional offices. Santa Barbara mixed use development is to the northwest.

2.4 Existing General Plan and Zoning Designations

Table 2.1, *General Plan and Zoning Designations Prior to Adoption of Specific Plan*, below, presents the General Plan land use and zoning designations of the *BIZPARK* Specific Plan prior to adoption of a General Plan Amendment, Rezone, and this Specific Plan.

Table 2-1. General Plan and Zoning Designations Prior to Adoption of Specific Plan

General Plan Land Use Designation	Zoning Designation
Commercial	General Commercial (C-G)

3 SPECIFIC PLAN OBJECTIVES

The *BIZPARK* Specific Plan promotes development of the project site as a high-quality project with an integrated mix of office, commercial, retail, warehouse, and manufacturing uses through the establishment of land uses, design guidelines, and specific development regulations based on the CHMC. The following objectives, achieved through implementation of this Specific Plan, have been identified for *BIZPARK*:

- Provide high-quality business park, commercial, and light industrial land uses to serve the City of Chino Hills and the surrounding community.
- Attract high-quality users, with a particular focus on small- and medium-sized businesses, and locally-serving elements of larger businesses.
- Provide the quality and type of uses that can serve local needs and/or provide an increased employment base.
- Strengthen the local economy as an integral part of the region's growth.
- Create flexibility for a wide variety of potential users, while ensuring a consistent high-quality design and compatibility between uses within the business park.
- Ensure compatibility with surrounding uses, creating an appropriate transition from the freeway-adjacent eastern boundary, commercial uses on the northern boundary, and educational and residential uses to the west.

4 DEVELOPMENT PLAN

4.1 Development Plan Summary

Development of the *BIZPARK* Specific Plan will provide an integrated mix of office, commercial, retail, warehouse, and manufacturing uses. Implemented to allow for flexible building types suitable for a wide variety of uses and needs, this Specific Plan will provide community employment, goods, and/or services on a scale appropriate for the project and surrounding community. The use and development standards of this Specific Plan shall serve as zoning regulations for the site.

4.2 Land Use Plan

Table 4.1, *General Plan and Zoning Designations for BIZPARK Specific Plan*, below, presents the General Plan land use and zoning designations of the *BIZPARK* Specific Plan associated with adoption of a General Plan Amendment, Rezone, and this Specific Plan.

Table 4-1. General Plan and Zoning Designations for BIZPARK Specific Plan

General Plan Land Use Designation	Zoning Designation
Business Park	Specific Plan 22-01

The Specific Plan Land Use Plan is represented by the *Site Plan*, shown in Figure 4-1. The project is intended to develop with flexible building types suitable for a wide variety of uses and needs, providing community employment, goods, and/or services on a scale appropriate for the project and surrounding community.

BIZPARK has been programmed to provide an over-supply of parking spaces, which will allow for flexibility in accommodating various uses that require different parking ratios. For the purpose of parking management, the Specific Plan area has been divided into four Planning areas (PA 1, PA 2, PA 3, and PA 4). Tenants/users with land use(s) that generally park at the rate of one space per 300 square feet of building space will occur in PA 1; tenants/users with land use(s) that generally park the rate of one space per 250 square feet of building area will occupy PA 2; tenants/users with land use(s) that require one space per 1,000 square feet will locate in PA 3; and PA 4 will develop with other uses that park at a rate of one space per 250 square feet. A Parking Management Plan will be prepared, reviewed and approved by the city prior to occupancy of any building. The Property Owners' Association (POA) will use the Parking Management Plan to monitor and manage parking within BIZPARK.

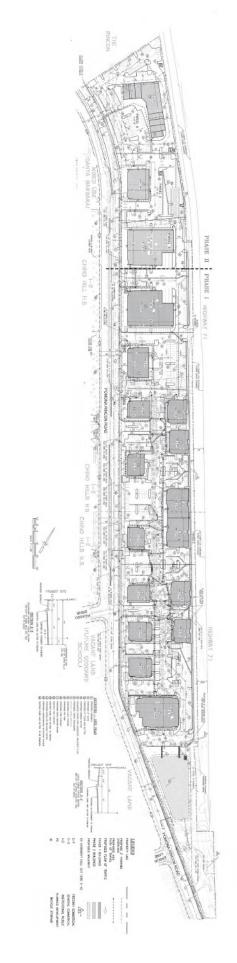


Figure 4-1. Specific Plan Site Plan

BIZPARK's four planning areas run sequentially in a south-to-north direction, as shown in Figure 4-2, *BIZPARK Planning Areas*. Table 4-2, *BIZPARK Planning Areas and Development Intensities*, identifies the area and the anticipated intensity of development for each planning area, and the planned uses. Land Uses for all Planning Areas are listed in Chapter 6 (see Tables 6-1 through 6-5).

Table 4-2. BIZPARK Planning Areas and Development Intensities

Planning Area	Acreage	Development Intensity
PA 1	6.76 acres	51,500 square feet
PA 2	6.14 acres	62,000 square feet
PA 3	1.66 acres	23,000 square feet
PA 4	5.16 acres	51,100 square feet
TOTAL	19.72 acres	187,600 square feet

A description of each planning area is provided below.

Planning Area 1 (PA 1) is located in the southern-most portion of the site. PA 1 includes six buildings ranging in size from 6,000 square feet to 18,500 square feet, for a total of 51,500 square feet. Four buildings flank Pomona Rincon Road and two buildings are aligned along the flood control channel. A biodetenition basin is located in the southernmost portion of the planning area and provides storm water quality control for the project. This planning area features an outdoor eating area, a bike rack, and a walking path at the extreme south end of the project site that meanders along the flood control channel connecting with the landscaped sidewalk along Pomona Rincon Road. Access to this Planning area is via an enhanced entry drive off Pomona Rincon Road terminating in a circular court that provides vehicular access to the southern and northern portions of the Planning area.

Planning Area 2 (PA 2) is located immediately north of PA 1. PA 2 includes eight buildings ranging in size from 6,000 square feet to 10,000 square feet, for a total of 62,000 square feet. Four buildings are located along Pomona Rincon Road and four buildings are aligned along the flood control channel. This Planning area features an outdoor eating area and a bike rack. Similar to PA1, access to PA2 is via an enhanced entry drive off Pomona Rincon Road terminating in a circular court that provides vehicular access to the southern and northern portions of the Planning area.

Planning Area 3 (PA 3) is located immediately north of PA 2. PA 3 includes development of one building of 23,000 square feet along Pomona Rincon Road. PA 3 is accessed by way of the internal primary drive that connects all four Planning areas.

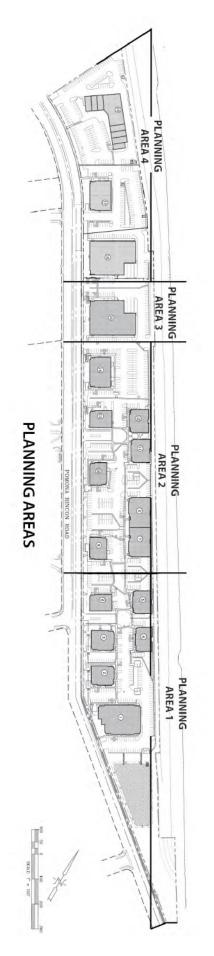


Figure 4-2. BIZPARK Planning Areas

Planning Area 4 (PA 4) is located in the northernmost portion of the site, immediately north of PA 3. PA 4 includes development of three buildings ranging in size from 10,000 square feet to 23,000 square feet, for a total of 51,100 square feet. Two of the buildings are located along Pomona Rincon Road, and the third building is situated along the flood control channel. Two outdoor seating areas and a bike rack provide amenities to serve this planning area. The planning area is accessed by way of an enhanced driveway entry off Pomona Rincon Road.

The first three planning areas (PA 1, PA 2, PA 3), which encompass 14.56 acres, are anticipated to be developed in Phase 1. The fourth planning area (PA 4), which encompasses 5.16 acres, is anticipated to be developed in Phase 2. (See Chapter 8, *Implementation*, for a discussion of project phasing.)

4.3 Land Uses

Table 4.3, *Land Use Matrix*, provides a listing of those land uses which are permitted within each land use category. Table 4-4, *Prohibited Uses*, lists those uses that are not allowed in *BIZPARK*.

As specified in the matrix, uses are permitted by right; permitted with application of a Conditional Use Permit, Temporary Use Permit, Minor Use Permit, or Zoning Clearance; or prohibited. The following symbols are used to describe the relationship of the listed uses to the primary land use each zoning district:

"P"	The use is permitted by right.	
"C"	The use requires a Conditional Use Permit, subject to the specific requirements contained in Chapter 16.68 of the Chino Hills Municipal Code (CHMC).	
"M"	The use requires approval of a Minor Use Permit, subject to the specific requirements contained in CHMC Chapter 16.78.	
"T"	The use is permitted only as a temporary use, subject to the specific requirements contained in CHMC Chapter 16.40.	
"ZC"	The use is subject to a zoning clearance review, subject to the specific requirements contained in CHMC Chapter 16.79	

Uses not shown as permitted with application of a Conditional Use Permit, Temporary Use Permit, Minor Use Permit, or Zoning Clearance, or prohibited are not permitted in the Specific Plan area, unless the Community Development Director (Director) makes a determination pursuant to CHMC Chapter 16.79.015(C) that a proposed use, while not listed in the following table, closely corresponds to a listed use which is permitted by right or which is permitted subject to the granting of a Conditional Use Permit, a Minor Use Permit or Temporary Use Permit.

Definitions for all uses listed in the matrix are per the definitions provided in CHMC Chapter 16.02, with the exception of Light Manufacturing and Research and Development, which for the purposes of this Specific Plan, are defined below:

- "Light Manufacturing" means a facility that engages in the manufacturing of finished products or
 parts, predominantly from previously prepared materials, including processing, fabrication,
 assembly, treatment, and packaging of such products, and incidental processing of extracted or
 raw materials, but does not emit discernable odors nor release federally regulated hazardous
 materials.
- "Research and Development" means an indoor facility for scientific research and the design, development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing that are not associated with a manufacturing facility on the same site Includes, but is not limited to, chemical and biotechnology research and development.

Table 4-3. BIZPARK Land Use Matrix

Land Use Category	Zoning Relationship
24 Hour commercial business or a business operating between the hours of 2:00 a.m. and 4:00 a.m.	М
Alcoholic Beverage Offsite Sales within a supermarket (See Definitions, Chapter 16.02)	Р
Alcoholic Beverage Onsite Sales as part of a non-age- restricted restaurant	Р
Athletic, Fitness, or Health Facility (2,000 square feet or less)	Р
Athletic, Fitness, or Health Facility (2,001 square feet or more)	M
Animal Shelter (3,000 square feet or less)	М
Automobile Accessory Sales	Р
Automobile/Truck/ Recreational Vehicle Dealers, New and Used	С
Automobile/Truck/ Recreational Vehicle Rentals - Onsite	С
Automotive Tire Sales/Installation	С
Christmas Tree/Halloween Sales	Т
Day Care	С
Entertainment Center (indoor including bowling, billiard, skating, and similar uses)	С
Entertainment ancillary to primary use (See CHMC Chapter 16.02 Definitions for details)	Р
Games Courts (indoors)	М
General Office	Р
General Retail	Р
Home Improvement Center	Р
Laboratories, Medical (Testing and Research)	М
Light Manufacturing ¹	Р

Land Use Category	Zoning Relationship
Massage Establishment	С
Medical Clinic/Urgent Care	Р
Medical Offices	Р
Micro Brewery	М
Parks and Public Recreational Facilities	Р
Private Community Buildings	Р
Radio/Television Broadcasting Studio	С
Radio/Television Recording Studio	Р
Research and Development	Р
Swimming Pool, spa or similar recreational water facility: Public (indoor, operated as a commercial venture)	Р
Tutoring/Music Instruction (2,000 square feet or less)	Р
Tutoring/Music Instruction (2,001 square feet or more)	М
Wireless Communications Facilities—Major Facilities	С
Wireless Communications Facilities—Major Modifications	С
Wireless Communications Facilities—Minor Facilities	М
Wireless Communications Facilities—Minor Modifications	ZC
Veterinary Hospital (Small Animal)	Р
Warehousing ¹	С

¹Not permitted in Building 18.

Table 4-4. BIZPARK Prohibited Uses

Prohibited Uses
Adult Business
Accessory Dwelling Unit
Accessory Efficiency Dwelling Unit
Alcoholic Beverage Onsite Sales in establishments open to persons over the legal
drinking age exclusively
Animal Shelter (3,001 square feet or larger)
Assisted Living/Nursing Facility
Boarding House
Commercial Kennel
Conservation Land
Day Care Home, Large Family
Day Care Home, Small Family
Duplex Dwelling Units
Equestrian and Large Animal Keeping/Operations
Entertainment Center (outdoor including miniature golf, skating, baseball stadium,
and similar uses)

Prohibited Uses
Farming/Orchard (Commercial)
Horticultural Services
Game Courts, Private (badminton, tennis, racquetball, and similar uses)
Golf Course
Group Home (6 persons or fewer)
Junior Accessory Dwelling Units
Live/Work Dwelling Unit
Marijuana Establishment
Marijuana – Related Activity
Micro-Brewery/Distillery/Winery establishments open to persons over the legal
drinking age exclusively
Mobile Home Park
Multi-Family Dwelling Units
Oil Exploration, Drilling, and Production
Public Institution
Self-storage
Single-family Dwelling Unit
Single-Room Occupancy Units (SFO)
Supportive Housing (6 persons or fewer)
Supportive Housing (7 persons or more)
Swimming Pool spa or similar recreational water facility; Private
Transitional Housing (6 persons or fewer)
Transitional Housing (7 persons or more)
Vehicle/Recreational Storage Facility
Veterinary Hospital (Large Animal)

Promotional Displays and Activities

Periodic use within *BIZPARK* for promotional events shall be allowed pursuant to Chapter 16.40 of the CHMC. The nature, place(s), and times of promotional events are subject to restrictions imposed by the Property Owners Association and shall maintain the high quality ambience of the development. Noise standards contained in Table N-1, *Noise/Land Combability Matrix*, of the City of Chino Hills General Plan Noise Element, and Chapter 16.48.020 Performance Standards – Noise shall apply and shall be used to define acceptable and unacceptable noise levels for all promotional events.

4.4 Circulation/Transportation

4.4.1 Arterial Street System

The principal local network of streets serving the Specific Plan area consists of Central Avenue/Soquel Canyon Parkway, Chino Hills Parkway, Butterfield Ranch Road, and Pomona Rincon Road. The following discussion provides a brief synopsis of these key area streets.

Soquel Canyon Parkway is a six-lane divided roadway oriented in the northeast-southwest direction north of the project site. Parking is generally not permitted along this roadway. The posted speed limit on Soquel Canyon Parkway is 50 miles per hour (mph) within the vicinity of the project. Soquel Canyon Parkway is classified as a Principal Arterial in the City of Chino Hills General Plan Circulation Element. At its north end, Soquel Canyon Parkway becomes Central Avenue.

Central Avenue is a six-lane divided roadway oriented in the north-south direction north of the project site. The posted speed limit on this roadway is 45 mph and parking is not permitted. At its southern end, Central Avenue becomes Soquel Canyon Parkway.

Chino Hills Parkway is a four- to six-lane divided highway oriented in the east-west direction north of the project site. Chino Hills Parkway is classified as a State Route (SR 142) on the Chino Hills General Plan Circulation Element. Six travel lanes are provided west of Ramona Avenue, five travel lanes are provided east of Ramona Avenue to Monte Vista Avenue, and four travel lanes are provided east of Monte Vista Avenue to Central Avenue. Chino Hills Parkway has raised medians west of Ramona Avenue and two-way left-turn lanes between Ramona Avenue and Central Avenue within the project vicinity. On-street parking is prohibited on Chino Hills Parkway. The posted speed limit on Chino Hills Parkway is 40 mph west of Ramona Avenue and 45 mph east of Ramona Avenue. The City of Chino Hills Bicycle Master Plan identifies Chino Hills Parkway as a Class II bicycle facility.

Butterfield Ranch Road is a north-south oriented, six-lane divided roadway west of the project. The posted speed limit on Butterfield Ranch Road is 55 mph. Parking is generally not permitted on either side of the roadway within the vicinity of the project. Per the City of Chino Hills General Plan Circulation Element, Butterfield Ranch Road is classified as a Principal Arterial between Soquel Canyon Parkway and Pine Avenue and a Minor Arterial south of Pine Avenue. The City of Chino Hills Bicycle Master Plan identifies Butterfield Ranch Road as a Class II bicycle facility. This road becomes Los Serranos Country Club Drive after intersecting Soquel Canyon Parkway at its north-west terminus.

Pomona Rincon Road is a four-lane divided roadway north of Picasso Drive and a two-lane undivided roadway south of Picasso Drive, oriented in the northwest-southeast direction, which borders the project site to the south. The posted speed limit on this roadway is 40 mph north of Picasso Drive and 30 mph south of Picasso Drive. On-street parking is permitted on the east side along the project frontage and on the west side along the frontage of Chino Hills High School.

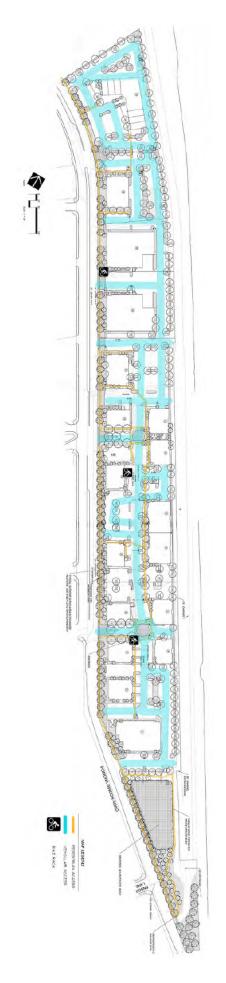
4.4.2 Vehicular Access

The Chino Valley Freeway (SR 71) provides primary regional access to the project site via one freeway interchange at Soquel Canyon Parkway. Local access is provided via the intersections of Soquel Canyon Parkway at Pomona Rincon Road and Pomona Rincon Road at Picasso Drive. Figure 4-3, *Project Circulation*, depicts the internal circulation network for the project.

Improvements under this Specific Plan include the addition of a median to Pomona Rincon Road in order to channelize traffic and create safe left-turning movements and queuing spaces, as well as a traffic signal at Pomona Rincon Road and Picasso Drive, and Pomona Rincon Road and main driveway aligned with Chino Hills High School drop off driveway.

Direct access to the project site will be provided via driveways off Pomona Rincon Road and the intersection of Pomona Rincon Road and Picasso Drive. Figures 4-4a and 4-4b, *Project Entrances off Pomona Rincon Road*, provide illustratives of the entrances to *BIZPARK*.

Turn movements and driveway entrances have been designed to align with traffic movements from Chino Hills High School on the west side of Pomona Rincon Road. Vehicular access to PA 1 will be provided via a full access driveway located opposite Picasso Drive and another located further to the south. For PA 2 and PA 3, access would be provided via two right-turn in/out only driveways and a full access driveway located opposite "entry" only driveways that serve Chino Hills High School. Access for PA 4 will be provided via a right-turn in/out only driveway and a full access driveway located on Pomona Rincon Road.



4.4.3 Non Vehicular Access

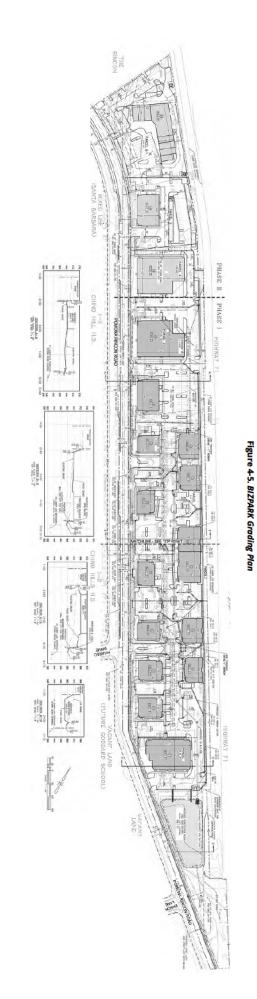
The project will enhance pedestrian and bicycle access. Pedestrian access is provided to the project via sidewalks on Pomona Rincon Road, which will be installed as part of the project. As part of the landscape plan for the project (see Figure 7-9, *BIZPARK Conceptual Landscape Plan*), a row of street trees will be planted along Pomona Rincon Road, along with shrubbery, smaller theme trees and accent trees, to create a well-shaded and pleasant pedestrian experience. Pedestrian access continues into and throughout the project, connecting the various buildings and on-site amenities. (See Figure 4-3, *Project Circulation*.) To serve the bicycling community, bike racks will be provided in the planning areas for secure bike parking.

4.5 Grading

A Grading Plan for development of the *BIZPARK* Specific Plan has been prepared in accordance with CHMC Chapter 16.50. (See Figure 4-5, *BIZPARK Grading Plan*.) Earthwork will involve approximate 20,000 cubic yards of cut and 33,500 cubic yards of fill. Approximately 13,500 cubic yards of material will be imported to complete grading for the project. The Grading Plan for *BIZPARK* shall be in accordance with CHMC Chapter 16.50.

Figure 4-4a. BIZPARK Project Entrances off Pomona Rincon Road

Figure 4-4b. BIZPARK Project Entrances off Pomona Rincon Road



5 PUBLIC SERVICES AND UTILITIES

This chapter describes the public services and utilities necessary to serve *BIXPARK*. Public services are institutional responses to basic human needs, such as health, safety, and welfare. Public utilities include those services provided to a development through other agencies and private entities: electricity, gas, sewer and water facilities, storm water runoff and control, and solid waste.

5.1 Public Services

5.1.1 Fire

Fire protection is provided by the Chino Valley Independent Fire District. The nearest station serving the project area is located at 5551 Butterfield Ranch Road, approximately 0.5 mile to the southwest of the project site. Paramedic services are provided through 9-1-1 activated calls.

5.1.2 Police

Police protection for the project is provided by a City contract with the San Bernardino County Sheriff's Department. The Chino Hills Police Station is located at 14077 Peyton Drive, approximately 4.5 miles northwest of the project site.

5.1.3 Public Transportation

Transit for the project area is provided by Omnitrans; specifically, OmniRide and Bus Route 88. OmniRide is a reservation-based, on-demand, shared transit service (like Uber or Lyft), providing local service to Chino and Chino Hills. Bus Route 88 serves Chino Hills, Chino, and Montclair and also connects to Metrolink. The nearest bus stop is located approximately two miles from the project site.

Additionally, there are two local Park n' Ride locations for commuters in the area. The Chino Hills location is located in the rear parking lot of St. Paul the Apostle Catholic Church, 14085 Peyton Drive, approximately five miles from the project site. The City of Chino location is on the east side of the Chino Valley Freeway (SR 71) on the south side of Chino Avenue, approximately six miles from the project site.

5.2 Public Utilities

5.2.1 Water Service and Facilities

Water service will be provided by the City of Chino Hills Utilities Division. Water service currently exists in adjacent public streets. (See Figure 5-1, *BIZPARK Utilities Plan*.) A 24-inch water main is located in Pomona Rincon Road and crosses the northern portion of the project site. The project will connect to the existing water main by way of a new water line within the internal main drive aisle. A fire service main will parallel the internal water line and extend north and south of the existing water main to provide fire access to all buildings within *BIZPARK*.

Recycled (reclaimed) water is available via connection to a line in Pomona Rincon Road. (See Figure 5-1.) A separate meter will be installed for each lot within *BIZPARK* to utilize recycled water for irrigation purposes.

5.2.2 Sewer Service and Facilities

Sewer service will be provided by the City of Chino Hills Utilities Division. Sewer service currently exists in adjacent public streets. (See Figure 5-1, *BIZPARK Utilities Plan*.) A 27-inch sewer main crosses the northwest corner of the project site connecting to a 12-inch sewer line that crosses the project site and continues southwest within Pomona Rincon Road. The project will require connections to the existing sewer line.

5.2.3 Drainage Facilities

Adequate drainage facilities occur in the project area to serve *BIZPARK*. Existing storm drains traverse the project site in three locations: at the east end at Ensor Lane, midway through the site at Picasso Drive, and in the north-central portion of the site. (See Figure 5-2, *BIZPARK Drainage Plan.*) An internal storm drain system will be constructed to convey storm water runoff from the project to the existing storm drains. Onsite storm water control facilities will be constructed to control drainage from development within the Specific Plan area and convey runoff to existing storm drains. A biofiltration basin will occur in the southern portion of the Specific Plan area to control and treat runoff from development within the Specific Plan.

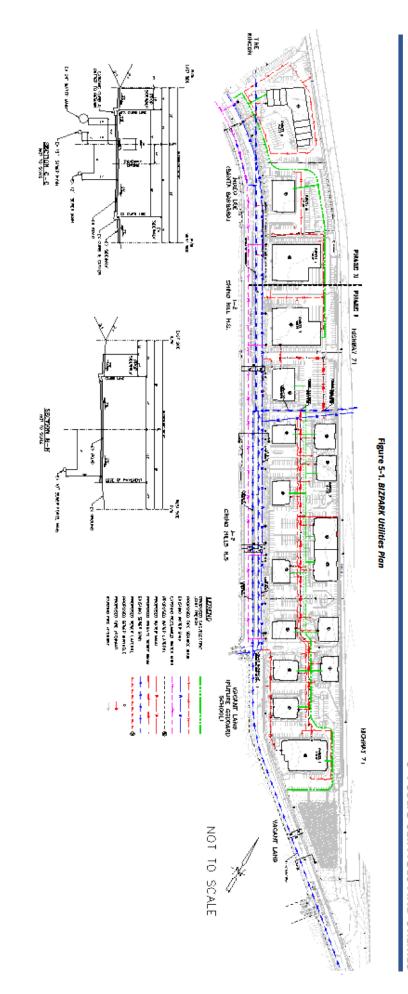
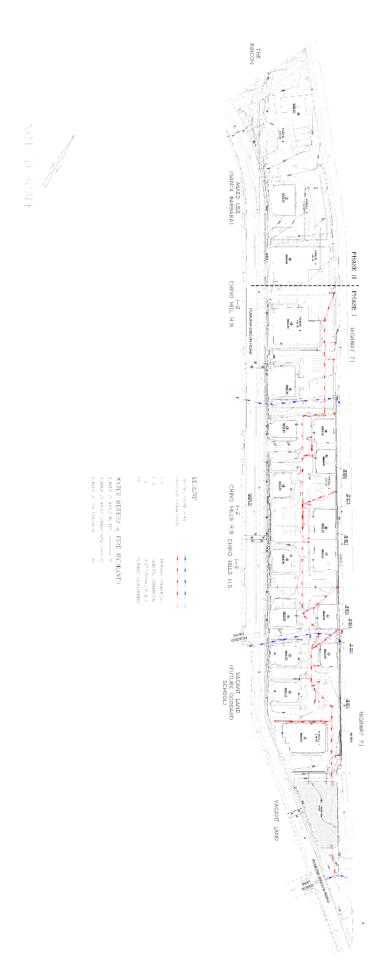


Figure 5-2. BIZPARK Drainage Plan



5.2.4 Solid Waste

Trash and recycling collection is provided via a City contract with the City's designated solid waste franchises. The project will require a private agreement with the City's designated solid waste franchises.

Receptacles (bins) for the collection of refuse and recyclable materials shall be provided with the development of each lot and located within an enclosure, as depicted In Figure 4-1, *Specific Plan Site Plan*. Enclosures shall consist of six-foot-high split face block masonry walls or similar material to be compatible with the architectural building design and solid, view-obstructing gates with self-closing devices.

Solid waste collection will be managed by the POA. Solid waste will be collected no less than two times per week. Collection times may be increased as needed to accommodate periodic higher trash generation on-site.

5.2.5 Electricity and Natural Gas

Electrical services will be provided to the site via Southern California Edison. Gas service is provided via The Gas Company. Electricity and natural gas utility lines currently exist within Pomona Rincon Road. The project will install electric and natural gas lines through the interior of the project site to provide service to all buildings and connect with existing utilities. (See Figure 5-1, *BIZPARK Utilities Plan*.)

6 DEVELOPMENT STANDARDS

6.1 General Purpose

These Development Standards define the permitted uses, sizes, and design of buildings and related improvements for the *BIZPARK* Specific Plan. The Development Standards implement the Land Use Plan for the project and ensure that all future development within the Specific Plan confirms with and contributes to realizing the goals and objectives of the Specific Plan.

Whenever this Specific Plan contains regulations or standards that differ or conflict with the regulations and standards contained in the CHMC or any other applicable City regulations, rule, or policy, the Specific Plan shall prevail. If an issue, conditions, or situation arises or occurs that is not sufficiently covered or provided for in these regulations so as to be clearly understandable, those regulations of the CHMC that are applicable for the most similar issues, conditions, or situation shall be used and implemented in a manner otherwise consistent with the Specific Plan. The City Manager or designee shall resolve issues, conditions, or situations in a manner that is consistent with these Specific Plan Development Standards. The intent is to resolve ambiguity in the regulations and ensure consistent application.

6.2 Regulations for Development

6.2.1 Development Standards

Table 6.3-1, *BIZPARK Development Standards*, outlines the Development Standards that apply to the *BIZPARK* Specific Plan. Additional guiding principles are outlined in Chapter 7, *Design Guidelines*.

Table 6-1. BIZPARK Development Standards

Development Standard	BIZPARK Specific Plan Requirement
Minimum Parcel Size	10,000 square feet
Minimum Parcel Dimensions:	
 Width 	• 100 feet
 Depth 	• 100 feet
Maximum Building Height	45 feet
Landscaping Required	At least 15% of the project area (exclusive of areas within a public right-of-way) must be landscaped.
Parking Lot Landscaping	A least 5% of parking areas (exclusive of loading areas) must be landscaped. This landscaping may be counted toward the total site area landscaping required for "Landscaping Required" above.

Development Standard	BIZPARK Specific Plan Requirement
Maximum Floor Area Ratio (FAR)	No maximum floor-to-area ratio; FAR will be
	subject to meeting parking and landscaping
	standards.
Minimum Front Yard Setback	
 Frontage on Pomona Rincon Road 	• 25 feet
Setback to Parking	• 15 feet
Minimum Side Yard Setback	• 10 feet
Minimum Rear Yard Setback	
Freeway frontage	• 15 feet

6.2.2 Parking and Loading

Parking for the various uses within the Specific Plan shall be consistent with the requirements of the CHMC (Chapter 16.34). Parking and loading spaces to be provided consistent with Table 65-1 of CHMC §16.34.060. Relative to loading docks, the number of total high truck loading docks for Buildings 15 and 16 is limited to six (6).

Conceptual location of on-site parking for the project is depicted on the site plan (see Figure 4-1, *Specific Plan Site Plan*). Parking is provided to allow for flexibility within the project and to accommodate more vehicle spaces for higher parking demand users. A Parking Management Plan will be developed and managed by a POA, or by the landlord if operated as a single-owner multi-tenant business park. The amount of parking provided may be modified, so long as the parking provided remains in compliance with the CHMC or approved parking management plan approved by the City.

6.2.3 Mechanical and Utility Equipment Screening

Roof appurtenances shall be shielded consistent with the requirements of CHMC §16.06140. Ground mounted equipment shall be screened from public view.

6.2.4 Outdoor Storage and Refuse/Recyclable Storage

Refuse and recyclable storage and disposal shall be in accordance with CHMC Chapter 13.20. Outdoor storage of materials and supplies is prohibited.

6.2.5 Monumentation and Signage

In accordance with CHMC §16.38.034, as a condition of approval, a comprehensive sign program will be prepared for review and approval by the City prior to issuance of any building permit. The purpose of the sign program is to create a coordinated project theme of uniform design elements, such as color, lettering style, and placement. The

comprehensive sign program application will include a plot plan and elevations that show the location and detailed designs for all proposed signs, including without limitation, dimensions, materials, colors, font, illumination, and logo.

6.2.6 Fencing and Walls

The Specific Plan allows for construction of retaining walls along the northeast property line. Retaining walls will range in height from 1.5 feet to five feet. Design and construction of retaining walls will be in accordance with CHMC §16.06.120.

6.2.7 Outdoor Lighting

The project will require security lighting and lighting to identify various tenants within the limits of the project, as well as installation of street lights along Pomona Rincon Road. All outdoor lighting will comply with CHMC §16.09.070. Additionally, a Photometric Light Study will be prepared in accordance with City guidelines and submitted as part of Site Plan review for development of each lot or lots within *BIZPARK*.

6.2.8 Clear Corner Areas for Sight Visibility

A clear corner area for sight visibility purposes shall be provided at the intersection of all streets in accordance with CHMC § 16.06.080.

7 DESIGN GUIDELINES

7.1 General Design Guidelines

A conceptual Site Plan for *BIZPARK* is shown in Figure 4-1. As shown, the Specific Plan is anticipated to include 18 buildings, ranging in size from 6,000 square feet to 23,000 square feet.

Buildings within the Specific Plan area will develop with ground floor elements to demarcate entrances and to provide visual interest at the pedestrian level. Buildings 1 - 17 will be constructed with painted tilt-up concrete panels and ornamented with painted concrete form-liners, painted metal canopies and cornice caps, and painted one-inch-by-two-inch reveals. Building 18 will be built using traditional construction. Building colors will be muted shades, such as varying shades of gray, green, light blue, and beige. Materials will include ribbed and smooth metals, reflective glass, and aluminum trim. Roll-up doors will be metal grade doors or frosted glass panels, and window glass will be in clear anodized aluminum mullion systems.

All buildings constructed within the Specific Plan shall have similar architectural elements and a compatible color scheme that gives the project a cohesive identity as a single master-planned development. Figure 7-1, *Conceptual Materials and Colors – Buildings 1-4 and 17*, and Figure 7-3, *Conceptual Prototype Elevations – Buildings 15 and 16*, provide conceptual elevations for buildings within *BIZPARK*. Figure 7-2, *Conceptual Materials and Colors – Buildings 1-4 and 17*, and Figure 7-4, *Conceptual Materials and Colors – Buildings 1-4 and 17*, depict conceptual materials and colors for Buildings 1-4 and 17 and Buildings 15 and 16, repetitively.

The same design components and details would be indicative of all buildings within *BIZPARK*, with the exception of Building 18 located at the north end of the site. Building 18 may vary from these guidelines in order to express itself as a separate retail-focused center, but should still be of a similar quality and have compatible design elements to the remainder of *BIZPARK*. (See Figure 7-5, *Conceptual Retail Elevations*.)

(Conceptual designs for <u>illustrative purposes only</u>. Actual design may vary from this typical representation.)

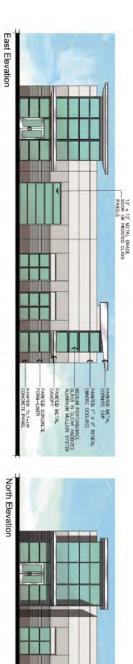


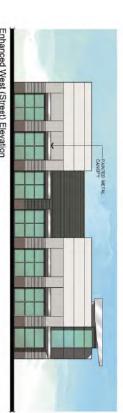
Figure 7-1. Conceptual Prototype Elevations – Buildings 1 – 14 and 17







South Elevation



Enhanced West (Street) Elevation

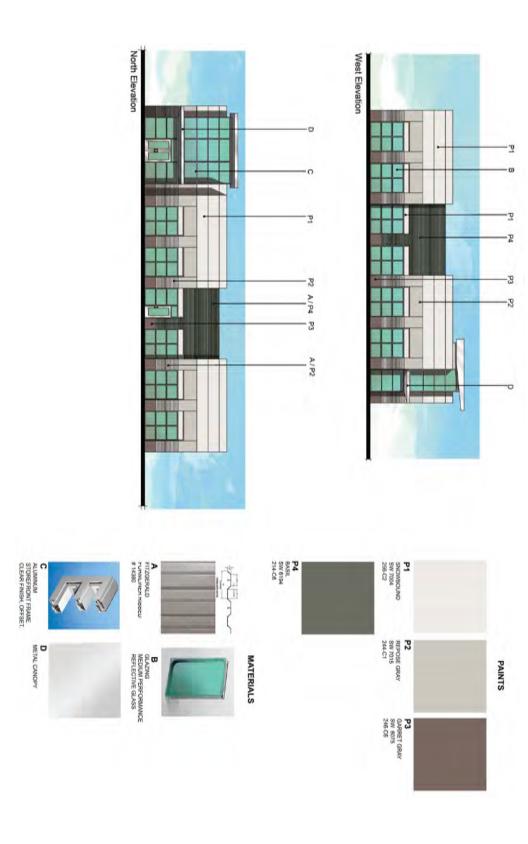
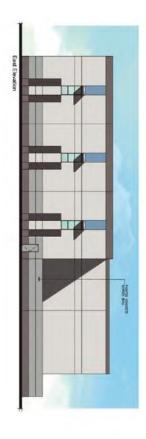
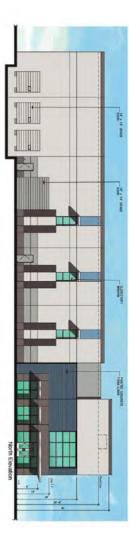


Figure 7-2. Conceptual Materials and Colors – Buildings 1-4 and 17

Figure 7-3. Conceptual Prototype Elevations - Buildings 15 and 16









7 DESIGN GUIDELINES

P3 DATES AT BLANCE OF THE STATE OF NAMES OF STREET STAND METANGE P3 Occupation of Street P3 P2 P2 A/P3 P2 P1 0 P4 P3 D P2 P3 P4 FITZGERALD
FURMLINER RIBBEU
14380 P4 DYER'S WOAD SW 9071 185-C4 ALUMINUM STOREFRONT FRAME CLEAR FINISH, OFFSET. P1 FIRST STAR SW 7646 256-C6 P2 ELLIE GRAY SW 7650 239-C6 D METAL CANOPY B GLAZING MEDIUM PERFORMANCE REFLECTIVE GLASS MATERIALS PAINTS P3 GRIZZLE GRAY SW 7068 236-C6

Figure 7-4. Conceptual Materials and Colors - Buildings 15 and 16

Figure 7-5. Conceptual Retail Elevation

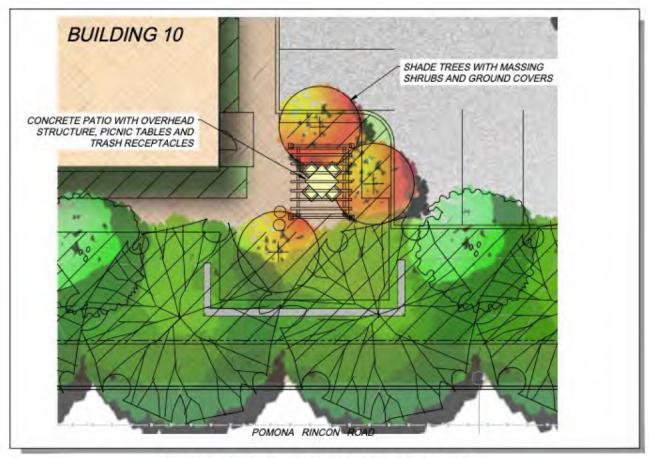


7.2 Landscape Design

Figure 7-9, *BIZPARK Conceptual Landscape Plan*, depicts the landscape concept for *BIZPARK*. Streetscape landscaping shall be designed to provide a unified appearance, to reinforce onsite circulation for vehicles and pedestrians, and to establish identities of place, particularly at entrances. The street trees, identified in the Conceptual Landscape Plan, have been selected based upon their complement to the natural characteristic of the project area. The placement of trees and shrubs will take into account the location of underground utilities and other above-grade amenities such as streetlights and fire hydrants.

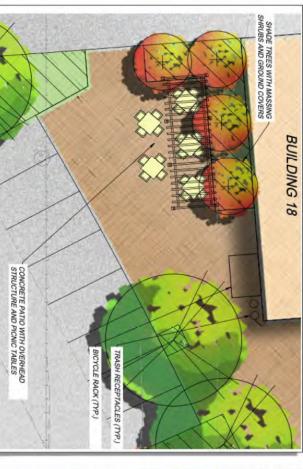
7.3 Project Amenities

Outdoor eating areas and seating areas will be provided within each Planning Area. Conceptual designs of the eating and seating areas are illustrated below. These areas are indicated in Figure 7-9, *BIZPARK Conceptual Landscape Plan*.



TYPICAL OUTDOOR EATING AREA

7 DESIGN GUIDELINES



TYPICAL OUTDOOR EATING AREA - RETAIL AREA



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Figure 7-6. BIZPARK Conceptual Landscape Plan



8 IMPLEMENTATION

8.1 Phasing

Implementation of the *BIZPARK* Specific Plan may be implemented in two phases. Phase 1 consists of Planning Areas 1 through 3; Phase 2 will develop Planning Area 4. All infrastructure improvements will also be phased in a logical progression to meet the development needs associated with each phase and Planning Area. Table 8-1, *BIZPARK Phasing Summary Table*, outlines the general approach to development within *BIZPARK*, as illustrated in Figure 8-1, *BIZPARK Phasing Plan*.

tunic o transmit rindom g cummin, runne		
Phase	Development	
1	 PA 1 (51,500 square feet) 	
	 PA 2 (62,000 square feet) 	
	 PA 3 (23,000 square feet) 	
2	• PA 4 (51,100 square feet)	

Table 8-1. BIZPARK Phasing Summary Table

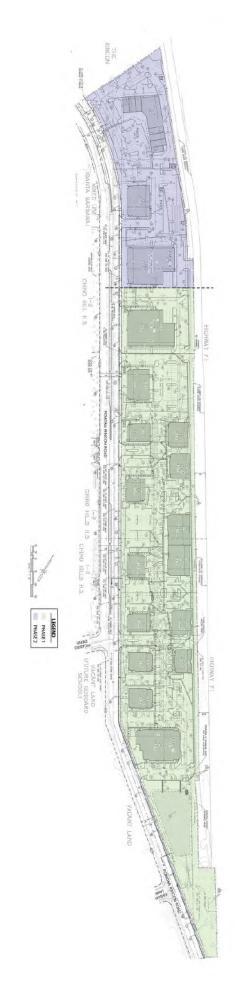
8.2 Development Project Review

The concurrent adoption of a Site Plan with the adoption of this Specific Plan will serve as the Development Project Review for the project. To assure compliance with all applicable standards and regulations of the Specific Plan, any project modifications shall be subject to review by the City of Chino Hills Community Development Department in accordance with the City's standard development review processing procedures. Applications are subject to review of items such as, but not limited to, revisions of location of buildings, off-street parking, loading facilities, entrances and exit facilities, location of walls, off-site recommendations of the City engineer, architectural design and exterior building materials, landscaping as required by this document, the CHMC, and other specific conditions affecting the health, safety, and general welfare of the public. Final construction document shall be reviewed within the guidelines of standard plancheck processes.

8.3 Lot Consolidation/Reconfiguration

As with any property in the City, lot consolidations, boundary line adjustments, lot-tie agreements, and further subdivisions are permitted in the Specific Plan area pursuant to the rules and regulations for such approvals in the CHMC and State Subdivision Map Act.





8.4 Property Owners' Association

A Property Owners' Association shall be established to consist of representatives of property owners within *BIZPARK*. Responsibilities of the POA will include the following:

- Ensuring overall maintenance and management of common landscape and parking areas:
- Implementing a Parking Management Plan to monitor and manage parking within *BIZPARK*; and
- Managing solid waste collection times and frequency.

8.5 Maintenance Requirements

Maintenance of *BIZPARK* will be provided by a POA, or by the landlord if operated as a single-owner multi-tenant business park.

8.6 General Provisions

8.6.1 Applicability

The development standards contained herein provide specific standards for land use development within the Specific Plan area. The Specific Plan supersedes the otherwise applicable City of Chino Hills development standards/regulations unless stated herein to the contrary. Whenever the provisions and development standards contained herein conflict with those contained in the CHMC, the provisions of the Specific Plan shall take precedence. Where the Specific Plan is silent, all regulations and provisions in the CHMC shall apply.

8.6.2 Administration

The *BIZPARK* Specific Plan serves as the implementation tool for the General Plan, as well as the zoning for the project site. The Specific Plan addresses general provisions, permitted uses, development standards, and design guidelines.

8.6.3 Interpretation

Development within the Specific Plan area is implemented through this Specific Plan and the CHMC. The administrative process described below provides mechanisms for review and approval of development projects within the Specific Plan consistent with the Specific Plan objectives.

Unless otherwise provided, any ambiguity concerning the content or application of the Specific Plan is resolved by the City Manager or designee in a manner consistent with the goals, policies, purposes, and intent established in this Specific Plan.

8.6.4 Implementation

All development proposals within the Specific Plan are subject to the implementation procedures established herein.

8.6.5 Specific Plan Revisions

Revisions to the Specific Plan may be requested by the applicant or by the City at any time pursuant to Section 65453(a) of the Government Code. Revisions are processed pursuant to the provisions of the Government Code for Specific Plan and the CHMC. In the event the proposed revisions require supplemental environmental analysis, pursuant to the California Environment Quality Act (CEQA), the applicant is responsible for the cost of preparing the necessary CEQA documentation.

8.6.6 Minor Modifications

The following constitute Minor Modifications to the Specific Plan. They are subject to review and approval by the City Manager. They do not require amendment to the Specific Plan. In no case shall minor modifications result in an increase in development intensity, increase in height, reduction in setback, decrease in parking ratios (below CHMC requirements), or change in use in a manner that would be inconsistent with the requirements of the Specific Plan:

- Minor changes to text and maps intended to clarify Specific Plan information, provided such changes do not add development intensity or modify the development policies or standards of the Specific Plan;
- Minor changes to landscape materials, wall materials, entry design, streetscape
 design and signage that are consistent with the conceptual design set forth in the
 design guidelines contained within this Specific Plan provided that the substitute
 materials and designs approved are of the same or better quality;
- Minor changes to the design guidelines including architecture, design, and color palette, provided that the design is of the same or better quality;
- Minor changes to the BIZPARK conceptual site plans, building dimensions, or architectural elevations as depicted in the Specific Plan necessary to accommodate

proposed improvements provided that such do not alter the general layout and location on the conceptual site plan and are in compliance with all Development Standards identified in this Specific Plan.

• Other modifications of a similar nature to those listed above as determined by the City Manager or designee.

8.7 General Plan Consistency

The *BIZPARK* Specific Plan is consistent with the goals, policies, and Business Park land use described in the General Plan. Table 8-2, *General Plan Consistency*, demonstrates the Specific Plan's consistency with pertinent goals of the General Plan.

Table 8-2. General Plan Consistency

Table 6-2. General I	<u> </u>			
GENERAL PLAN CONSISTENCY LAND USE ELEMENT				
				BUSINESS PARK LAND USE DESIGNATION
Business Park Definition: This land use designation primarily includes small and large-scale businesses involved in research and development, light manufacturing, distribution, or support services, as well as a variety of commercial uses. In general, customers of this land use designation are other businesses, although commercial uses may serve customers from the community or the region. Also allowed are offices and ancillary retail uses. In some cases, retail uses will be in the ground floor with offices above. Retail uses may serve as support to the primary office use, or may be developed as stand- alone uses. Development Standards: 0.75:1 FAR Refer to Business Park and Light Industrial development standards within the City of Chino Hills Municipal Code.	The BIZPARK Specific Plan is consistent with the General Plan's Business Park land use designation. This Specific Plan provides a high quality project, developed with an integrated mix of office, commercial, retail, warehouse, and manufacturing uses. The Specific Plan will develop in accordance with the BP zone, as modified by this Specific Plan. The establishment of land uses and design guidelines ensure and compliance with the General Plan and regulations based on the CHMC. Build-out of the Specific Plan would result in an FAR of 0.22, would not exceed that allowed by the CHMC, and would be in accord with the General Plan.			
Goal LU-1: Protect Chino Hills' Natural Environment				
LU-1.1: Preserve Chino Hills' rural character by limiting intrusion of development into natural open spaces. LU-1.2: Preserve and enhance the aesthetics resources of	The BIZPARK Specific Plan will not intrude in to the City's natural open space areas. Development of BIZPARK will not obstruct public views of extremely prominent ridgelines, prominent ridgelines, knolls, significant open spaces, or important visual resources as identified in the CHMC. BIZPARK will develop a previously graded, relatively flat site that is void of native vegetation and has limited biological resource value. No natural features, such as streams, rock outcroppings, and unique vegetative clusters, occur on the project site.			
Chino Hills, including the City's unique natural resources, roadside views, and scenic resources.	surrounding urban developments. The Specific Plan			

GENERAL PLAN	CONSISTENCY
	Conceptual Landscape Plan will create visual interest from
	the street and provide an aesthetic streetscape.
Goal LU-2: Balance Residential with Commercial, Business,	and Public Land Uses
LU-2.1: Ensure that development of commercial and business	BIZPARK Specific Plan proposed a mixed use office,
uses are balanced with the predominantly residential	commercial, retail, warehouse, and manufacturing
character of Chino Hills.	development. The project will provide commercial and
LU-2.2: Ensure balanced residential development.	business uses that balance the predominantly residential
	character of Chino Hills in a manner that is compatible with
	the character of the community and meets City
	development standards.
LU-2.3: Ensure public land uses and utilities blend with	Public utilities currently exist in roadways adjoining the
surrounding development.	project site and/or within the project site. Connection to
	existing and installation of new utilities will occur in a
	manner that minimizes visual and environmental impacts.
LU-2.4: Manage land use plans to ensure balanced and	The project proposes a Specific Plan for cohesive
cohesive development.	development of the site that will create employment
	opportunities in support of a regional jobs/housing
	balance.
LU-2.5: Promote land use patterns that support a regional	The project will aid the City in achieving a balance of
jobs/housing balance	commercial uses that provides for the retail, business,
	professional, and other service needs of City residents, and
	that will attract customers from the surrounding region.
	The project will create a broad range of employment
	opportunities for Chino Hills' residents that are compatible
	with the community's residential character and the skills
	and education of Chino Hills' work force. Located along SR
	71, the project will add to the existing concentration of
	business park and commercial uses supporting
	establishment of an employment base near the Chino
	Valley Freeway corridor and along major arterials.
LU-3.1: Maintain the character and quality of existing	The project will maintain the quality of the existing
neighborhoods.	neighborhoods through development of the project site at
	an appropriate size and scale.
LU-3.2: Minimize traffic, noise, and other nuisance intrusions	The project site is a distance from residential
in residential neighborhoods.	neighborhoods and will not generate substantial traffic,
	noise, and nuisance intrusions that would adversely affect
	residential areas.
Goal LU-4: Provide for Excellence in Urban Design	
LU-4.1: Promote high quality development.	The BIZPARK Specific Plan includes Development Standards
	and Design Guidelines that promote high quality
	development. Project signage will be consistent with the
	CHMC and will not create visual clutter or obstructs public
	views into the development.
LU-4.2: Utilize extensive landscaping to beautify Chino Hills'	The Specific Plan includes a Conceptual Landscape Plan
urbanized areas.	that consists of plant materials that are complementary to
	the community and drought tolerant. A Property Owners'
	Association will be established and will be responsible for
	regular landscape maintenance. The project will install

GENERAL PLAN	I CONSISTENCY	
	landscaping and project signage along Pomona Rincon	
	Road, a major City corridor that parallels SR 71.	
Goal LU-55: Plan for Sustainable Land Uses	•	
LU-5.1: Promote infill, mixed use, and higher density	The project will develop an infill site along a major roadway	
development.	within an existing urban area with a mix of office,	
	commercial, retail, warehouse, and manufacturing uses.	
CIRCULATION ELEMENT		
Goal C-1: Provide a Comprehensive Vehicular Transportation	on Network	
The project meets the City's applicable mandatory standards with regard access control, rights-of-way, and sidewalks.		
Locations for the project's driveway placement has been designed for safety and to enhance circulation. Project design also		
provides adequate sight distances for all driveways supporting	safe vehicular movement. Furthermore, access	
accommodates vehicles (including emergency vehicles and tra-	sh trucks), pedestrians, and bicycles. The project will provide	
adequate off-street parking in accordance with City regulations	5.	
ECONOMIC DEVELOPMENT ELEMENT		
Goal ED-1: Promote a Diversified Economic Base		
Policy ED-1.1: Promote commercial service uses targeted to	BIZPARK proposes development of a mixed use office,	
serve Chino Hills' residents and shoppers from other areas.	commercial, retail, warehouse, and manufacturing	
	development concentrated adjacent to the SR 71 freeway to	
	serve Chino Hills' residents, employers, and visitors.	
	BIZPARK will promote a broad range of employment	
	opportunities through the development of an aesthetically	
	attractive and balanced commercial project compatible with	
	the community and in recognition of the predominantly	
	residential character of Chino Hills.	